

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....

Date: 06.01.2026

Information as on _____

Subject: Certificate of Percentage of Completion of Construction Work of The ELORA COMMERCIAL SPACE AND STUDIOS OF 123 SHOPS AND 84 STUDIOS AT VILLAGE MEENAPUR MOHANLALGANJ LUCKNOW UP-226301. FOR CONSTRUCTION OF 123 SHOPS AND 84 STUDIOS SITUATED ON KHASRA NO. 31 AT VILLAGE MEENAPUR MOHANLALGANJ LUCKNOW UP-226301 DEMARCATED BY ITS BOUNDRIES OF VILLAGE MEENAPUR MOHANLALGANJ LUCKNOW . COMPETENT/ DEVELOPMENT AUTHORITY JILAPANCHYAT LUCKNOW . ADMESURING 4603.79SQMTRS AREA BEING DEVELOPED BY FUHAR INFRAREALITY PVT.LTD.

I SAURABH SRIVASTAVA have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of The ELORA COMMERCIAL SPACE AND STUDIOS OF 123 SHOPS AND 84 STUDIOS AT VILLAGE MEENAPUR MOHANLALGANJ LUCKNOW UP-226301. FOR CONSTRUCTION OF 123 SHOPS AND 84 STUDIOS SITUATED ON KHASRA NO. 31 AT VILLAGE MEENAPUR MOHANLALGANJ LUCKNOW UP-226301 DEMARCATED BY ITS BOUNDRIES OF VILLAGE MEENAPUR MOHANLALGANJ LUCKNOW . COMPETENT/ DEVELOPMENT AUTHORITY JILAPANCHYAT LUCKNOW . ADMESURING 4603.79SQMTRS AREA BEING DEVELOPED BY FUHAR INFRAREALITY PVT.LTD.

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) M/s/Shri/Smt AR. MOHAMMAD AMIR KIDWAI as L.S. / Architect ;
(ii) M/s/Shri/Smt_ER. SAURABH SRIVASTAVA as Structural Consultant

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

(in Rs Lac)

Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	130	0	0%	0	0	0%
2	Total Number of Basement and Plinth	188	0	0%	0	0	0%
3	Total Number of Podiums	121	0	0%	0	0	0%
4	Stilt Floor	-	0	0%	0	0	0%
5	Total Number of Slabs of Super Structure	276	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	347	0	0%	0	0	0%
7	Sanitary Fittings within the Flat/Premises,	200	0	0%	0	0	0%
8	Electrical Fitting within the Flat/Premises	154	0	0%	0	0	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	188	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	200	0	0%	0	0	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	201	0	0%	0	0	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	220	0	0%	0	0	0%
TOTAL		2225	0	0%			

Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
1	2	3	4	5	6	7	(in Rs Lac)
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	60	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	125	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	180	0	0%	0	0	0%
4	Storm Water Drain	25	0	0%	0	0	0%
5	Landscaping & Tree Planting	188	0	0%	0	0	0%
6	Street Lighting	44	0	0%	0	0	0%
7	Community Buildings	-	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	140	0	0%	0	0	0%
9	Solid Waste Management & Disposal	-	0	0%	0	0	0%
10	Water Conservation, Rainwater Harvesting	60	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	-	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	-	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	153	0	0%	0	0	0%
14	Receiving Station	-	0	0%	0	0	0%
15	Plan of Development Works	-	0	0%	0	0	0%
16	Emergency Evacuation Services	-	0	0%	0	0	0%
17	Common Facilities in Basement	-	0	0%	0	0	0%
18	Others, if any (please specify)	-	0	0%	0	0	0%
	TOTAL	975	0	0%	0	0	0%

3. We estimate the Total Cost for completion of the project under reference as Rs.3200 (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31.12.2025 is Rs. 0.00 (Total of column no. 7 in Tables A1, A2.... and Table B).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.



CHARTERED ENGINEER
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Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No.

Email ID